



Devoden



# Devoden

Weeke Hill, Dartmouth, Devon, TQ6 0JT

Kingsbridge 15 miles | Totnes 16 miles | Plymouth 30 miles

An elevated reverse-level detached home enjoying far-reaching rural views, generous accommodation and attractive gardens, situated within easy reach of Dartmouth and the South Devon coast

- Elevated detached home with far-reaching views
- Flexible accommodation
- Attractive landscaped gardens and terraces
- Convenient location close to Dartmouth
- Freehold
- Reverse-level design maximising the outlook views
- Spacious sitting and dining room with balcony
- Driveway parking and large double garage
- Easy access to the coast
- Council tax band F

## Guide Price £850,000

### SITUATION

Dartmouth is widely regarded as one of South Devon's most desirable coastal towns, set on the banks of the River Dart and known for its vibrant harbour, historic architecture and excellent range of independent shops, galleries and restaurants. The town also hosts the renowned Royal Regatta and is home to Britannia Royal Naval College. The surrounding area offers outstanding coastal and countryside scenery with access to the South West Coast Path, nearby beaches and sailing on the River Dart.

Devoden occupies an elevated position on Weeke Hill, enjoying particularly attractive countryside views while remaining conveniently close to Dartmouth town centre.

### DESCRIPTION

Devoden is a well-presented detached home arranged over two floors in a reverse-level design, allowing the principal living accommodation to take full advantage of the far-reaching rural views. The property offers light and spacious accommodation with generous living areas opening onto outdoor seating spaces. The gardens have been thoughtfully landscaped to provide several areas for relaxing and enjoying the surrounding countryside. A driveway, garage and established gardens complement the house, creating a comfortable and well-balanced home in a peaceful yet accessible setting.



## ACCOMMODATION

Access into the property is via the entrance hall on the ground floor. From here there is access to the kitchen, together with a useful utility room and separate WC. Also on this level is a further bedroom which could equally serve as a study or home office.

The spacious sitting and dining room forms the principal living space and enjoys excellent natural light, with doors opening onto a balcony positioned to take full advantage of the far-reaching countryside views.

Stairs lead down to the lower ground floor where a hallway provides access to three further bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family shower room. A cellar provides additional useful storage.

## OUTSIDE

The property is approached via a driveway providing parking and access to a large double garage.

The gardens have been attractively landscaped and include paved seating areas, planted borders and lawns arranged over several levels, offering a number of places from which to enjoy the surrounding countryside.

A balcony and terraces provide particularly appealing spaces for outdoor seating and dining while taking in the views.

## SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating. Solar panels provide hot water.

According to Ofcom, standard broadband is available with download speeds of up to 14 Mbps and upload speeds of up to 1 Mbps. Superfast broadband is available with download speeds of up to 38 Mbps and upload speeds of up to 6 Mbps.

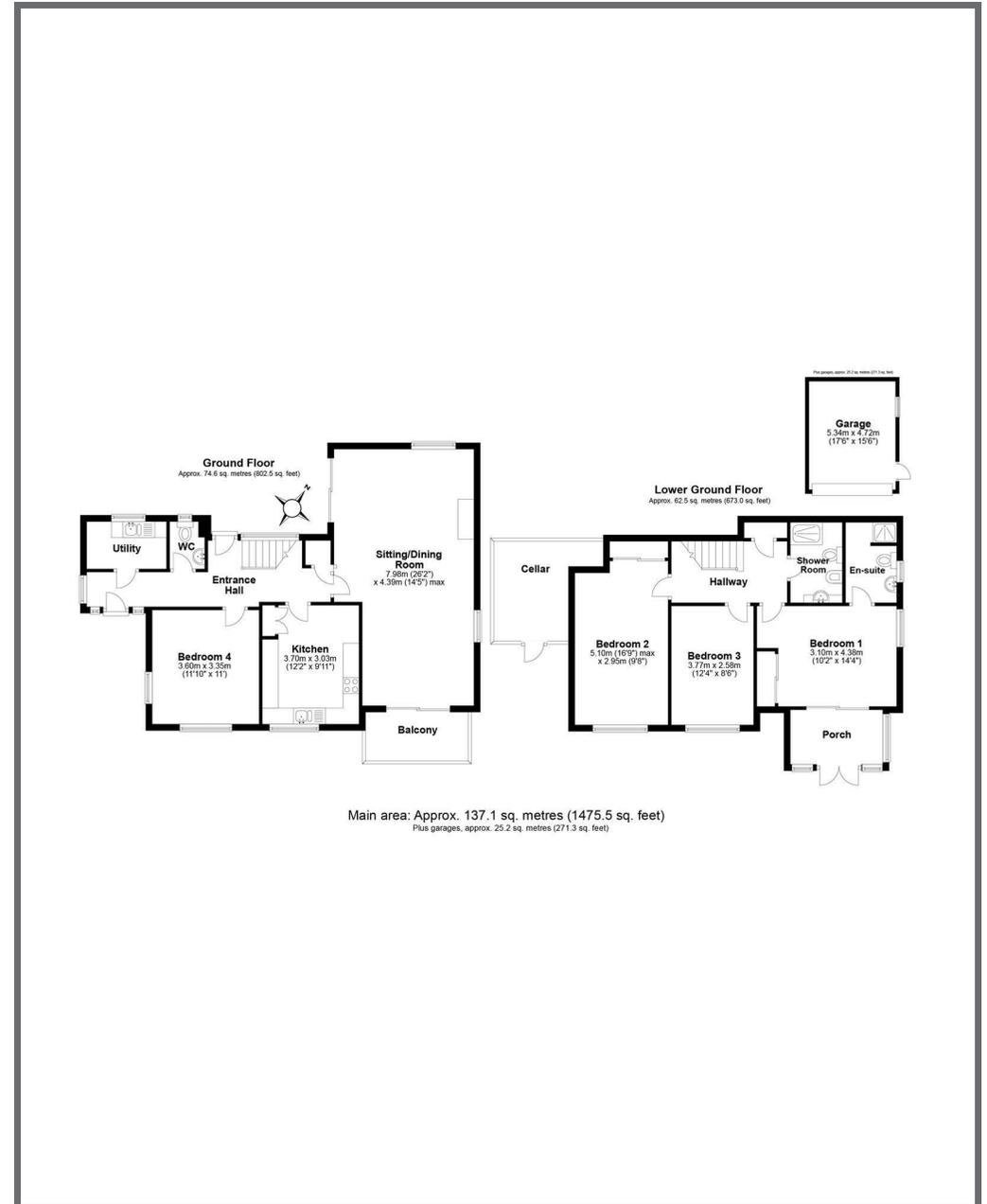
According to Ofcom mobile coverage predictions, outdoor coverage is variable with EE and Vodafone, poor to none with O2, and good outdoor coverage with Three.

## DIRECTIONS

From Dartmouth town centre proceed along Newcomen Road, continuing through Southtown onto Warfleet Road. Continue past Dartmouth Pottery and follow the road as it climbs Weeke Hill. Devoden will be found approximately half a mile along on the right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		69
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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